

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

LEE CENTRAL APPRAISAL DISTRICT
898 E RICHMOND ST SUITE 100
GIDDINGS TX 78942-4252

832-243-9600

info@leecad.net

AUSTIN T E
% LINDA AUSTIN
2353 FM 180
LEDBETTER TX 78946-7009



APPRAISAL YEAR 2024
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/17/2024 AT: 9:00 AM
LEE CENTRAL APPRAISAL DISTRICT
898 E. RICHMOND ST., SUITE 100
GIDDINGS, TEXAS 78942-4252
FOR QUESTIONS CONCERNING VALUE
CALL PRITCHARD & ABBOTT, INC.
AT 832-243-9600
Protest Deadline: 5-24-2024
ARB Hearing: 6-17-2024
Owner: 95690 148
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

Dear Property Owner,
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,180	2,920	Lease: 25406	Type: REAL	Owner #: 95690
ROAD & BRIDGE	C	2,180	2,920	Legal: RUTHVEN-BISETT CO-OP UNIT 1		
GIDDINGS ISD	C	2,180	2,920	MAGNOLIA OIL & GAS		
				AB 30 BRACEY M		
				RRC #25406		
				.002702 Royalty Interest		
				Category: G1		
				Railroad #: 25406		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,920 in 2024 as compared to \$1,730 in 2019 is a 68.79% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,180	304	2,616		
ROAD & BRIDGE		2,180	304	2,616		
GIDDINGS ISD		2,180	304	2,616		

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

Chief Appraiser

SEC 25.19

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OWNER #:

95690

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	9,050	11,270	Lease: 720268	Type: REAL	Owner #: 95690
ROAD & BRIDGE	C	9,050	11,270	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	9,050	11,270	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.000720 Royalty Interest		
				Category: G1		
				Railroad #:	27973	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		9,050	410	10,860		
ROAD & BRIDGE		9,050	410	10,860		
GIDDINGS ISD		9,050	410	10,860		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		8,840	7,990	Lease: 720269	Type: REAL	Owner #: 95690
ROAD & BRIDGE		8,840	7,990	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		8,840	7,990	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.000720 Royalty Interest		
				Category: G1		
				Railroad #:	27974	
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		8,840	0	7,990		
ROAD & BRIDGE		8,840	0	7,990		
GIDDINGS ISD		8,840	0	7,990		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	8,970	13,800	Lease: 720270	Type: REAL	Owner #: 95690
ROAD & BRIDGE	C	8,970	13,800	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	8,970	13,800	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000720 Royalty Interest		
				Category: G1		
				Railroad #:	27975	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		8,970	3,036	10,764		
ROAD & BRIDGE		8,970	3,036	10,764		
GIDDINGS ISD		8,970	3,036	10,764		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	17,830 17,830 17,830	15,870 15,870 15,870	Lease: 720281 Type: REAL Owner #: 95690 Legal: LONIE MAE A W#2H LEEXUS OIL LLC AB 352 WILKERSON W 88%LEE RRC 28022 12%WAS .001415 Royalty Interest Category: G1 Railroad #: 28022		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	17,830 17,830 17,830	0 0 0	15,870 15,870 15,870		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	46,870 46,870 46,870	3,750 3,750 3,750	48,100 48,100 48,100		

